



**163 SANDRINGHAM Close, Calgary T3K 3W9**

MLS®#: **A2159594** Area: **Sandstone Valley** Listing Date: **08/22/24** List Price: **\$688,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1990**  
Lot Information  
 Lot Sz Ar: **5,489 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,157**  
 Low Sqft:  
 Ttl Sqft: **1,157**

DOM

**27**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bi-Level**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Dog Run Fenced In,Front Yard,Gentle Sloping,Landscaped,Many Trees,Street Lighting**  
 Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Dog Run,Private Yard,Storage**

Construction: **Brick,Vinyl Siding,Wood Frame**  
 Flooring:  
**Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Water Purifier,Water Softener,Window Coverings**

Int Feat: **Ceiling Fan(s),Central Vacuum,No Animal Home,No Smoking Home,Pantry,Storage,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`4" x 13`0"	Dining Room	Main	11`4" x 10`1"
Kitchen	Main	9`9" x 10`3"	Breakfast Nook	Main	10`3" x 7`1"
Bedroom - Primary	Main	13`3" x 16`1"	Bedroom	Main	9`11" x 8`10"
Bedroom	Main	9`1" x 9`11"	2pc Ensuite bath	Main	
3pc Bathroom	Main		Family Room	Lower	27`9" x 24`0"
Den	Lower	8`4" x 10`9"	Bedroom	Lower	9`2" x 14`11"

3pc Bathroom  
Furnace/Utility Room

Lower  
Lower

5`7" x 12`10"

Laundry

Lower

7`10" x 11`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9010105**

Zoning:  
**R-C1**

Remarks

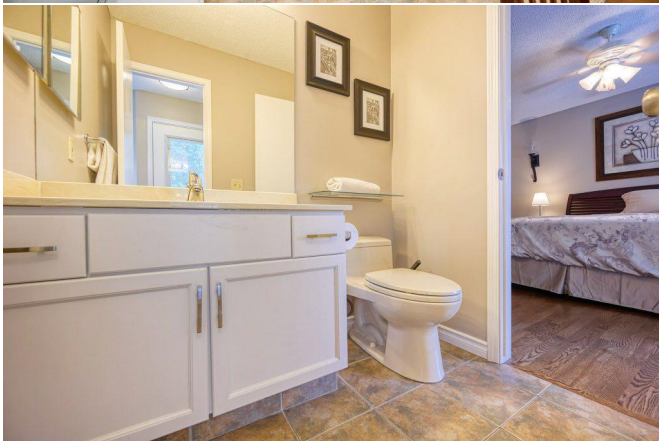
Pub Rmks:

**\*\*\*OPEN House Saturday 1-4pm\*\*\*Welcome to Sandstone NW. This fully finished Bi-Level has over 2200sqft living space, 4 bedrooms + DEN + 2.5 bathrooms + oversized ATT double garage! Enjoy the finished on-site Hardwood floors, generous sized rooms, white kitchen with Stainless Steel appliances & AIR CONDITIONING! Large Living/Dining room is great for hosting large families & the 3 bedrooms + renovated bathroom is great for all your guests! Primary bedroom has dual closets + 2pce Ensuite, with a cheater door. Downstairs has 4th bedroom, DEN, a huge family/recreation room with GAS fireplace, large laundry room with additional storage and 3pce bathroom. This fully fenced corner lot provides lots of mature trees = privacy! Some extra perks...custom window blinds thru-out, tankless hot water, water softener, water purifier, A/C, underground sprinklers (on timer & rain delay), a fenced in dog run area & storage under the upper deck. Steps to Schools, Park, Stores, Gas, Nose Hill Park & easy access to 14th St NW and Country Hills BV....the perfect location! Come take a peak!**  
Inclusions:  
Property Listed By: **Phantom Screen on back door + Basement dark wood cube shelf + All attached shelving in garage**  
**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**























**163 Sandringham Close NW, Calgary, AB**

Main Floor  
 Exterior Area 1738.00 sq ft  
 Interior Area 1572.55 sq ft  
 Excluded Area 486.36 sq ft



0 5 10  
ft

PREPARED: 2024/08/22



White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**163 Sandringham Close NW, Calgary, AB**

Basement (Below Grade)  
 Exterior Area 1083.31 sq ft  
 Interior Area 1001.23 sq ft



0 3 6  
ft

PREPARED: 2024/08/22



White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.